

Rent Roll

Property = 245-261 E 157TH STREET
As Of = 12/10/2025
Month = 12/2025

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Other Deposit	CAM	CAM per Sqft	Misc	Misc per Sqft	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Tenants														
245	5,040.00	HONEY BADGER FABRICATION INC	60,480.00	12.00	10,080.00	0.00	16,932.00	3.36	0.00	0.00	07/01/2025	11/30/2026		6,451.00
247	4,969.00	ANDREW CARVER MOSES	68,208.00	13.73	5,000.00	0.00	596.28	0.12	0.00	0.00	06/01/2021	05/31/2027		5,733.69
249	10,000.00	DEALS 4 ALL SEASONS INC.	0.00	0.00	24,600.00	0.00	0.00	0.00	0.00	0.00	04/08/2022	05/31/2025	10/19/2025	219,629.20
253	21,473.00	PRONTO INSTALLATION INC	270,564.00	12.60	25,377.00	0.00	0.00	0.00	0.00	0.00	06/01/2015	05/31/2030		45,094.00
259	4,088.00	HY VAN TRAN	45,465.36	11.12	2,500.00	0.00	984.72	0.24	0.00	0.00	10/01/2013			3,879.25
261	5,100.00	LEE ALLEN WHITMORE/ QUALITY PEST SERVICES INC	66,384.00	13.02	5,018.75	0.00	2,961.00	0.58	0.00	0.00	08/01/2021	07/31/2026		6,426.75
251B	10,000.00	HONEY BADGER FABRICATION INC	140,040.00	14.00	27,200.00	0.00	31,200.00	3.12	0.00	0.00	11/01/2023	11/30/2026		14,270.00
251-A	6,000.00	PLUGIN DIGITAL PRINTING INC	66,874.92	11.15	10,200.00	0.00	18,360.00	3.06	0.00	0.00	03/01/2022	03/31/2027		0.00
251-C	3,960.00	EDGAR ALONSO ZUNO	44,976.00	11.36	19,421.20	0.00	8,078.40	2.04	0.00	0.00	08/01/2021	07/31/2026		4,857.20
Total		245-261 E 157TH STREET	762,992.28	10.80	129,396.95	0.00	79,112.40	1.12	0.00	0.00				306,341.09
Summary Groups		Square Footage	Actual Rent	Security Deposit	Other Deposits	CAM		Misc		# Of Units	% Unit Occupancy	% Sqft Occupied	Balance	
Current/Notice/Vacant Tenants		70,630.00	762,992.28	129,396.95	0.00	79,112.40		0.00		9	100.00	100.00	306,341.09	
Future Tenants/Applicants		0.00	0.00	0.00	0.00	0.00		0.00		0	0.00	0.00	0.00	
Occupied Units		70,630.00	0.00	0.00	0.00	0.00		0.00		9	100.00	100.00	0.00	
Total Vacant Units		0.00	0.00	0.00	0.00	0.00		0.00		0	0.00	0.00	0.00	
Totals:		70,630.00	762,992.28	129,396.95	0.00	79,112.40		0.00		9	100.00	100.00	306,341.09	